



Address: [8508 EMERALD TRACE WAY](#)
City: FORT WORTH
Georeference: 42406-3-14
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8937235127
Longitude: -97.2847470763
TAD Map: 2066-444
MAPSCO: TAR-036F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TRACE RIDGE ADDITION Block
3 Lot 14

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A
Year Built: 2000
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 07563698
Site Name: TRACE RIDGE ADDITION-3-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,400
Percent Complete: 100%
Land Sqft^{*}: 6,600
Land Acres^{*}: 0.1515
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
NGUYEN ANH T
Primary Owner Address:
8508 EMERALD TRACE WAY
KELLER, TX 76244-7966

Deed Date: 3/12/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208094108](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOERTZ DAVID A;GOERTZ DEANNA M	11/30/2000	00146340000133	0014634	0000133
D R HORTON TEXAS LTD	1/1/2000	0000000000000000	0000000	0000000



VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$266,529	\$70,000	\$336,529	\$336,529
2024	\$266,529	\$70,000	\$336,529	\$336,529
2023	\$300,372	\$70,000	\$370,372	\$308,393
2022	\$265,645	\$50,000	\$315,645	\$280,357
2021	\$209,327	\$50,000	\$259,327	\$254,870
2020	\$181,700	\$50,000	\$231,700	\$231,700

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.